GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

MA&UD Dept., - Nellore Urban Development Authority - Change of Land Use from Industrial Land Use to Residential Land Use in Sy No:1981/1-1, 1982, 1984-1A &1988/1-1 to an extent of Ac.9.09 cents of Nellore Bit-II Village, Opp. to Govt. Polytechnic College, Nellore applied by Sri D.Padmanabha Reddy – Draft variation – Notification – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT(M)DEPARTMENT

G.O.Ms.No.183 **Dated:29.11.2022**

Read the following:-

1. From the VC, NUDA, Lr.Roc.No.542/2020/NUDA, Dt.12.01.2021.
2. Govt. Memo No.1777505/M2/2022, MA & UD Dept., dt.21.07.2022.
3. From the VC, NUDA, Lr.Roc.No.542/2020/NUDA, Dt.12.08.2022.
4. Government Memo No.11411/I2/2011, MA&UD (I2) Department, Dated: 30.06.2012.
5. Government Memo No.138400/H1/2016, MA&UD (H) Department, Dated:15.02.2017.
6. Government Memo No.3356383/M2/2020, Dated:30.08.2022.
7. A.P. Gazette No.893, Part-I, Extraordinary, dt: 01.09.2022.
8. From the VC, NUDA, Nellore, Lr.Roc.No.542/2020/NUDA, dt.16.09.2022.

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Nellore issued in the Government Memo 6th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.893, Part-I, Dated:01.09.2022. In the letter 3rd and 8th read above the Vice Chairperson, Nellore Urban Development Authority, Nellore has reported that the Draft Variation Notification was published in two widely circulated daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:30.11.2022.

[BY ORDER AND IN THE NAME OF GOVERNOR OF ANDHRA PRADESH]

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.
The Vice Chairperson, Nellore Urban Development Authority, Nellore.

(P.T.O)

The Commissioner, Nellore Municipal Corporation, SPSR Nellore District.

Copy to:

The District Collector, SPSR Nellore District.

The applicant **through** Vice Chairperson, Nellore Urban Development Authority, Nellore SC/SF.

//FORWARDED:: BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

The following Draft variation to the Land Use envisaged in Nellore Municipal Corporation General Town Planning Scheme/Master Plan which was sanctioned in G.O.Ms.No.11, MA&UD Department, Dt.07.01.2011 is proposed in exercise of powers confirmed by Sub-Section-1 of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

VARIATION

The site falling in Sy.No.1981/1-1, 1982, 1984-1A &1988/1-1 of Nellore Bit-II, to an extent of area Ac.9.09 cents or 36,786 Sq.mts, Opposite to Government Polytechnic College, Beside FCI warehouse & APSWC Godown on Eastern side. The boundaries of which are given in the schedule below which was earmarked as Industrial use in the General Town Planning Scheme (Master Plan) of Nellore Municipal Corporation sanctioned in G.O.Ms.No.11, MA, Department Dated.07.01.2011 is now designated as Residential Land Use by variation of Change of Land Use as marked A,B,C,D,E,F,G,H,I,J,K,L,M in the revised part of proposed Land Use Map of GTP.M.M.P.No.01/2022/NUDA of Nellore Municipal Corporation and it is available in the office of Nellore Municipal Corporation / Nellore Urban Development Authority office, Nellore subject to following conditions.

1. Applicant/land owner shall hand over the site affected in road widening area i.e.,887.54 Sqm to the local body through free gift registered deed at free of cost.
2. Providing buffer towards eastern side of the proposed site as per building rules 2017 (or) furnish NOC from Railway Authority before the development proposal.
3. Providing NOC from Irrigation Department (or) Provide Necessary buffer adjacent to water body on northern side of the site u/r as per building norms before the development proposals.
4. The applicant shall obtain approval of plans for Development /construction of buildings from the competent authority duly paying necessary charges as per rules in force.

Contd..3

5. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Nellore Urban Development Authority/ local body before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved;
6. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed;
7. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
8. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act; and
9. any other conditions as may be imposed by Vice Chairperson, Nellore Urban Development Authority, Nellore.

Schedule of Boundaries

North - Existing Irrigation Canal
East - Existing Nellore to Bombay Road
South - FCI Warehouse & APSWC Godown& Railway Boundary
West - Sri. Lakshmi Sridhar Reddy Vacant Land

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER